

**FOR LEASE**

**25,808 SF | \$0.95/SF/MO. NNN**

## Centrally Located Warehouse Opportunity

63245 NE Jamison St., Bend, OR 97703



**MIX OF LARGE WAREHOUSE SPACE, PRIVATE OFFICES, AND AMPLE PARKING**



**Robert Raimondi, CCIM | Graham Dent, SIOR**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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## Centrally Located Warehouse Opportunity

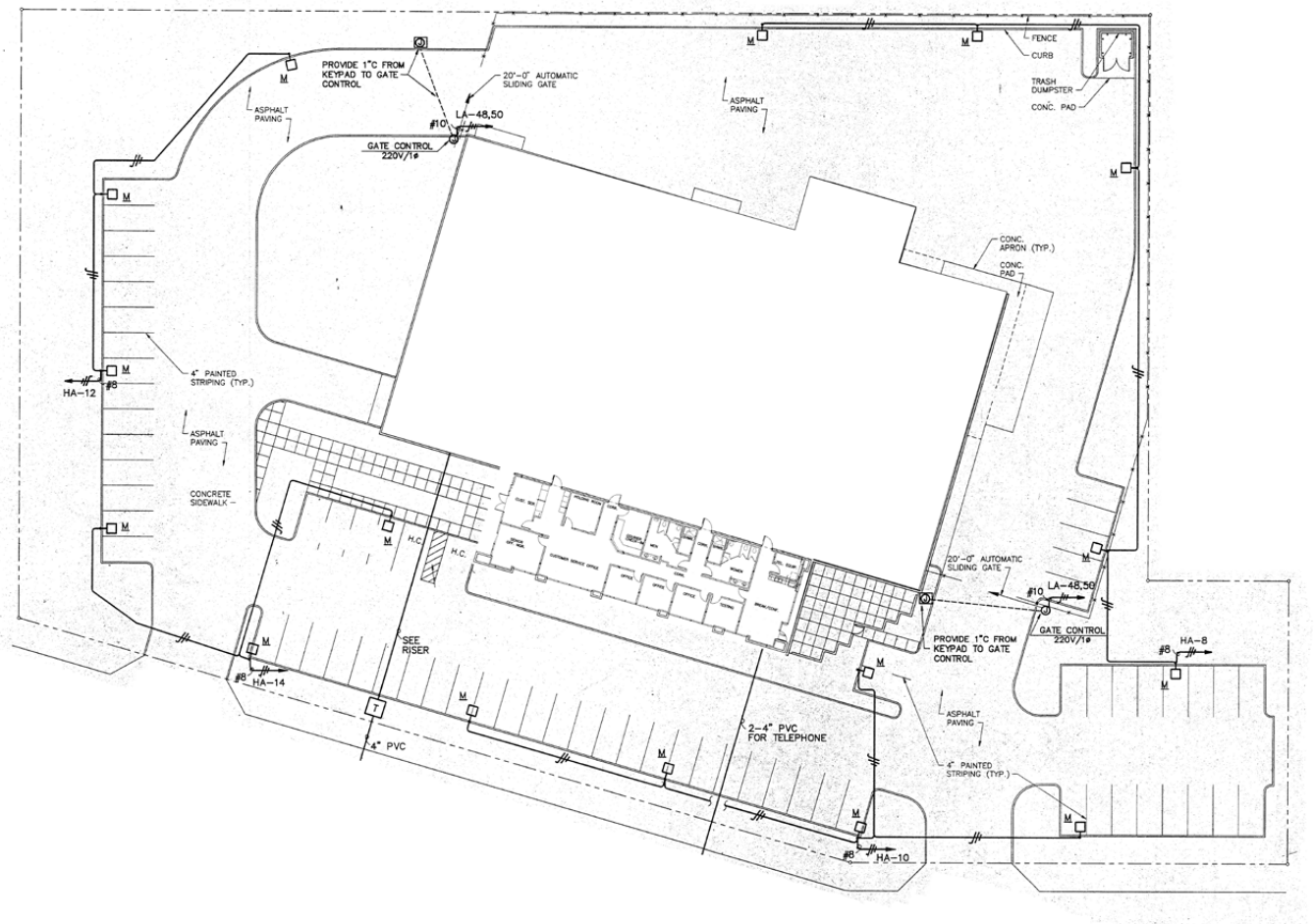
### PROPERTY DETAILS

**Avail. Space:** 25,808 SF  
**Lease Rate:** \$0.95/SF/Mo. NNN  
**CAMs:** Est. at \$0.21/SF/Mo.  
**Lot Size:** 2.55 AC  
**Year Built:** 1995  
**Zoning:** Mixed Employment (ME)  
**Parking:** 50+ onsite spaces

### HIGHLIGHTS

- Abundant power onsite
- Easy access to major highways
- Six 14' grade level roll-up doors
- 20-foot peak roof height
- 51 feet between columns
- High visibility location off of Hwy 20
- Six private offices, receiving/reception space, and break room

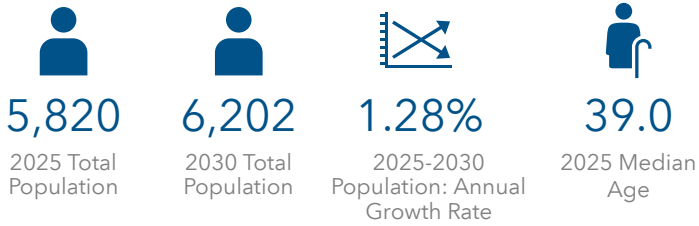
### SITE PLAN



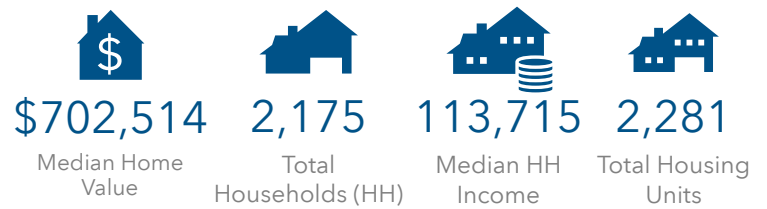


## DEMOGRAPHICS - 1-MILE RADIUS

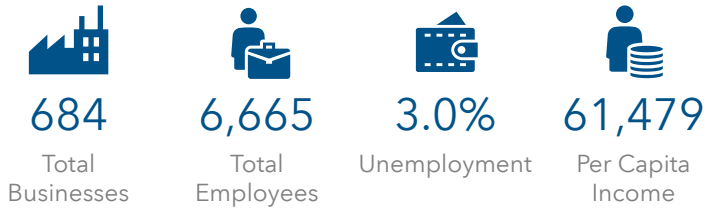
### POPULATION STATS



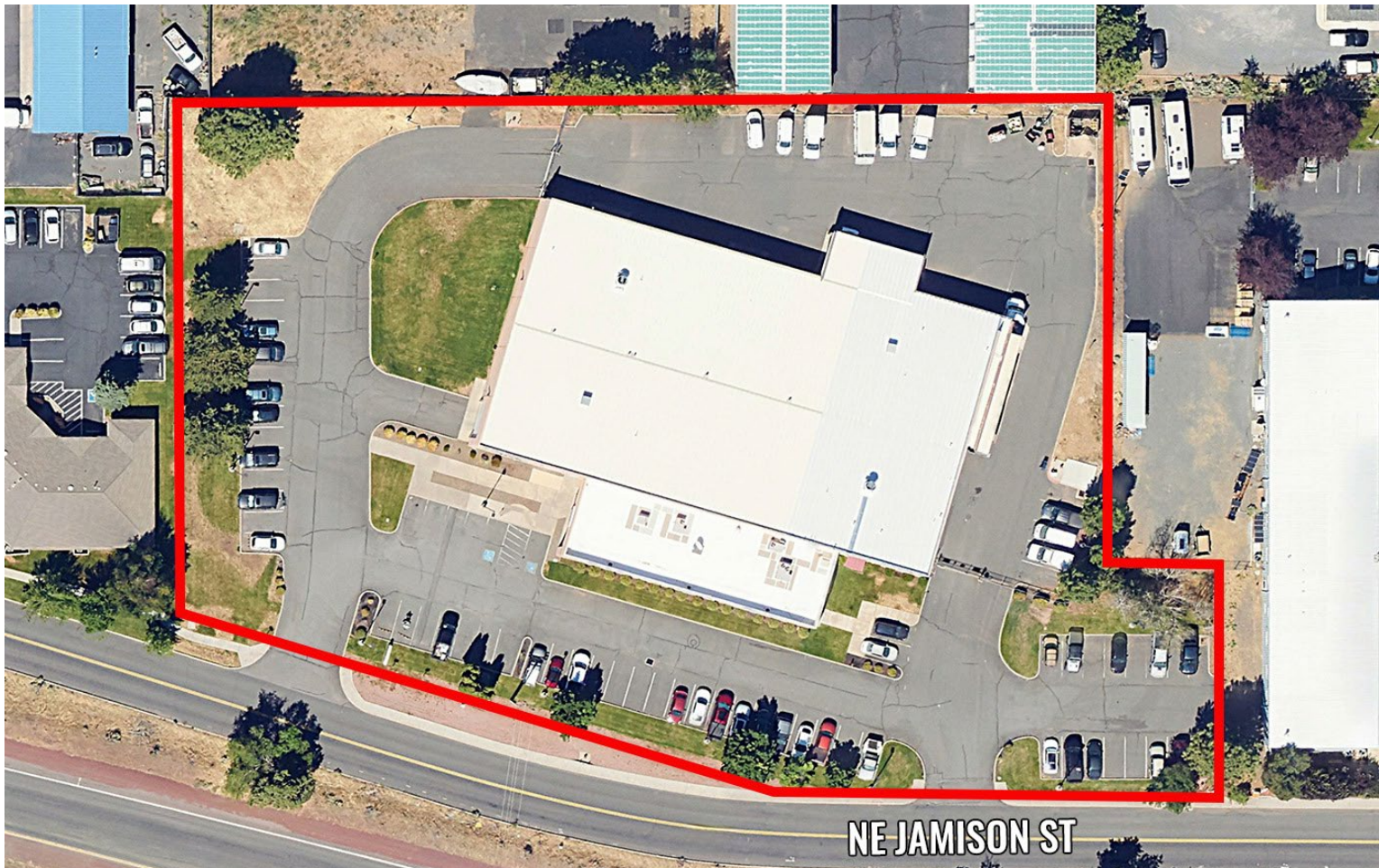
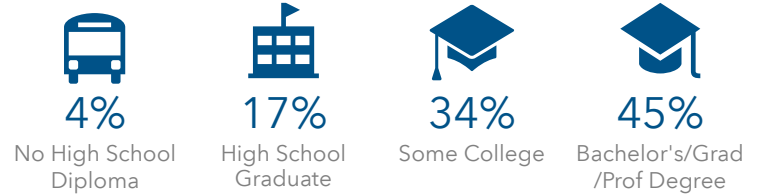
### 2025 HOUSING STATS



### 2025 BUSINESS STATS



### 2025 EDUCATION STATS





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**Robert Raimondi, CCIM**  
Broker  
Cell 541.771.2020  
rraimondi@compasscommercial.com



**Graham Dent, SIOR**  
Partner, Broker  
Cell 541.639.6515  
gdent@compasscommercial.com

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